

American Land Title Association

ALTA Settlement Statement - Combined  
Adopted 05-01-2015

File No: 9420-QA  
Printed: 07/12/2021, 12:59 PM  
Officer/Escrow Officer: Chelsea Green/CG  
Settlement Location:  
2100 Quaker Pointe Drive, Suite 200,  
Quakertown, PA 18951

First American Abstract of PA, LLC  
2100 Quaker Pointe Drive, Suite 200 • Quakertown, PA 18951  
Phone: (215)538-1053 Fax: (714)852-4519  
Estimated Settlement Statement



First American  
Abstract of PA

Property Address: 4345 North Orianna Street, Philadelphia, PA 19140-2408

Buyer: Sure Property Group LLC  
Seller: Cesar Torres  
Lender: TBD  
Estimated Settlement Date:  
Disbursement Date:

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	47,000.00	Sale Price	47,000.00	
		<b>Prorations/Adjustments</b>		
	170.46	City/Town Taxes 07/16/21 to 12/31/21 @\$368.15/yr	170.46	
		<b>Title Charges &amp; Escrow / Settlement Charges</b>		
		Title - Owner's Title Insurance (optional) ALTA 2006 Owners Policy to First American Abstract of PA, LLC	692.69	
		Title - Settlement or Closing Fee Settlement or Closing Fee to First American Abstract of PA, LLC	135.00	
20.00		Title - Lien Letters & Tax Certs Lien Letters & Tax Certs to First American Abstract of PA, LLC		
		Title - PA Prepare Deed PA Prepare Deed to First American Abstract of PA, LLC	125.00	
		<b>Commission</b>		
2,350.00		Real Estate Commission to MIS Realty		
		<b>Government Recording and Transfer Charges</b>		
		Record Warranty Deed to First American Abstract of PA Recording	256.75	
235.00		DEED - PA State Transfer Tax to Commonwealth of Pennsylvania	235.00	
770.33		DEED - Town Transfer Tax to City of Philadelphia	770.33	
		<b>Payoff(s) and Payment(s)</b>		
		Manley Deas Kochalski, LLC		
21,683.56		Principal Balance to Manley Deas Kochalski, LLC		
3,557.97		Interest to 7/30 to Manley Deas Kochalski, LLC		
160.00		Late Fees to Manley Deas Kochalski, LLC		
30.00		Insufficient Funds to Manley Deas Kochalski, LLC		

This is a summary of the closing transaction prepared by First American Abstract of PA, LLC. This document is not intended to replace the Closing Disclosure form.

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		<b>Miscellaneous</b>		
395.00		Broker Fee to MIS Realty	795.00	
1,500.00		Attorney Fee to Sadek & Cooper		
4,390.68		Child Support to City of Philadelphia Child Support		
390.24		2021 Taxes to City of Philadelphia		
125.28		Current water bill to read 552 to Water Revenue Bureau		
100.00		final water bill from read 552 to ___ to Water Revenue Bureau		
1,000.00		Current gas bill to Philadelphia Gas Works Credit & Collection Dept.		
36,708.06	47,170.46	<b>Subtotals</b>	50,180.23	0.00
		Due From Buyer		50,180.23
10,462.40		Due To Seller		
47,170.46	47,170.46	<b>Totals</b>	50,180.23	50,180.23

Escrow Officer: Chelsea Green

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